

*Building Plot with Outline Planning Permission Granted for Residential Development - Single Dwelling. Total Area 3.70 acres approx. Close to Carmarthen, West Wales*



Building Plot At, Pibwrlwyd, Carmarthen, Carmarthenshire. SA31 2NH.

**£210,000 Offers in Region of  
D/2178/NT**

Building Plot in a popular location on the outskirts of Carmarthen Town extending to 3.70 acres or thereabouts.

Outline Planning Permission Granted to application number PL/02553 proposal being for Residential Development - Single Plot. dated 21/10/2021.

Situated in a quiet location on the edge of Pibwrlwyd village and close to the college. Carmarthen Town offers excellent shopping facilities, schools, leisure facilities and cinema. . A good convenient location



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## **Location**

The plot is located on the edge of Pibwrlwyd village and close to the college. Pembrey country park with its large sandy beach, dry ski slope, enclosed cycle track and woodland walks is approx 10 miles distant, with Burry Port harbour 11 miles.

## **Planning**

Outline planning permission Granted for residential development - single dwelling. Application number PL/02553 was granted 21/10/2021. A copy is available from the selling agents or via the Carmarthenshire county council web site.

## **Plot**

The plot is situated fronting onto the country road which is a dead end. There is a small stream running through the plot. 21 metres approx.

## **Land**

The land is situated to the rear of the property and the main field is level to gently sloping good grazing land and naturally good draining. There is a smaller area in between the plot and main field. All within one area.

## **Tenure**

The property is Freehold. Vacant possession on completion.

## **Services**

Prospective purchasers should make their own enquiries regarding connection charges, We are informed that Mains water and electric are nearby.

## **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in

principle papers if a mortgage is required.

## Directions

Take the A 484 towards Llanelli passing Morrisons and Halfords carry onto the next roundabout and take the first left. Pass the college and carry on to the end where the plot will be found on the right hand side shown by a Morgan and Davies for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
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